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NOTIFICATIONS BY GOVERNMENT

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MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (M) DEPARTMENT

VISAKHAPATNAM URBAN DEVELOPMENT AUTHORITY - CHANGE OF LAND USE FROM INDUSTRIAL USE TO RESIDENTIAL USE IN SY.NO.141/36P OF BALIGHATTAM VILLAGE, KOTHAVALASA MANDAL, VIZIANAGARAMDISTRICT TO AN EXTENT OF AC.17.90 CTS. APPLIED BY M/S. ROYALMINDZ ESTATES PVT. LTD

[G.O.Ms.No.180, Municipal Administration & Urban Development (M) Department, 30th May, 2018]

APPENDIX
NOTIFICATION

The following Draft variation to the land use envisaged in the Master Plan of Visakhapatnam which was sanctioned in G.O.Ms.No.345, Municipal Administration & Urban Development (H2) Department, Dated:30.06.2006, is proposed in exercise of the powers conferred by Sub-section (1) of Section (15) of Andhra Pradesh Metropolitan Region and Urban Development Authority Act,2016..

VARIATION

The site is falling in Sy.No.141/36p of Balighattam Village, Kothavalasa Mandal, VizianagaramDistrict admeasuring an area of Ac.17.90 cents or 72,441 Sq.Mts. The boundaries of which are given in the schedule below, which was earmarked for Industrial Use in sanctioned Visakhapatnam Metropolitan Region (VMR) Master Plan in G.O.Ms.No.345, Municipal Administration & Urban Development (H2) Department, Dated:30.06.2006 is now designated as Residential use by variation of change of land use, which was shown in Master Plan and which is available in the office of the Visakhapatnam Urban Development Authority, Visakhapatnam, subject to the following conditions; namely:-

1. the applicant shall obtain approval of building plans for construction of buildings from Vizianagaram Municipality duly paying necessary charges to Vizianagaram Municipality and Visakhapatnam Urban Development Authority, Visakhapatnam as per rules in force.
2. the title and Urban Land Ceiling / Agricultural Land Ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Visakhapatnam Urban Development Authority/ Vizianagaram Municipality before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
3. the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
4. the change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976. The change of land use shall not be used as the proof of any title of the land.
5. the above change of land use is subject to the condition that may be applicable under the Urban Land Ceiling, Act, 1976 and A.P. Agriculture Ceiling Act.
6. Outcome of court case in W.P No. 25998/2016.
7. any other conditions as may be imposed by Vice Chairman, Visakhapatnam Urban Development Authority, Visakhapatnam.

SCHEDULE OF BOUNDARIES

North :Vacant land in Sy.No.141/P of Baligattam village, Kothavalasa Mandal
South :Existing 40' wide Road and VUDA approved Layout vide LP
Nos.19/2011,2/2016,66/2016 & 67/2016.
East :Vacant land in Sy.No.141/P of Baligattam village, Kothavalasa
Mandal
West :Vacant land in Sy.Nos. 5 & 6 of Baligattam village,Kothavalasa
Mandal.

R. KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT